

STAFFORD COUNTY SCHOOL BOARD

Agenda Consideration

TOPIC: Award of Contract:
MS2008 (Widewater)

ITEM NO: 9H

PREPARED BY: Rob Adams,
Asst. Director
Planning & Construction

MEETING: June 20, 2006
May 23, 2006

ACTION DATE: June 20, 2006

Scott Horan,
Executive Director
Planning & Construction

Andre' A. Nougaret,
Assistant Superintendent
for Support Services

ACTION REQUESTED BY THE SUPERINTENDENT: That the School Board approve the award of a construction contract in the amount of \$26,708K to Scheibel Construction of 115 Prospect Drive, Huntingtown, Maryland 20639 for the construction of Middle School 2008 located in the Widewater area of the County.

KEY POINTS:

1. MS2008 will provide a new 1100-student middle school on a 22-acre proffered land site located off of Telegraph Road in the Widewater area of the County. School Board approved the use of the SCPS middle school prototype designed by Moseley Architects for MS2008. This design has been successfully used four (4) previous times in Stafford County (HHPMS, RTMS, GMS and DSMS). The project will have a performance period of roughly 23 months and has a substantial completion date of June 3, 2008.
2. Staff initiated the design effort in August 2004 in-conjunction with DSMS. Design on MS2008 was put on hold when funding for the effort was delayed. Design efforts resumed in August 2005. The design team includes Moseley Architects, Hanover (Mechanical/Electrical/Plumbing/Structural) and PHR&A (Civil). Triad Engineering has been contracted to perform the independent, third party inspection and materials testing for the project.
3. The 22-acre site, while not ideal due to size, is in a good location for MS2008. Staff and the design team made several concessions during the design process that reduced program requirements and added some expense to the project. Most notable was the reduction in field space (soccer/baseball field and tennis courts) and the location of storm water management retention area underground (under field space).
4. On March 26, 2006 the project was advertised for bid. On April 12, 2006 a pre-bid conference was held. Seven (7) general contractors either attended or requested bid documents.
5. On May 25, 2006 bids were opened. Three bidders provided full scope bids on the project. All three bidders cost proposals were extremely close. The low bidder is Scheibel Construction from Huntingtown, Maryland with a base bid of \$26,149K and an alternative

bid item bid of \$559K (Forum). Staff and our Architect have reviewed the bid and contacted several references in other school districts. Scheibel's bid appears to be responsible and responsive and staff has received favorable feedback from all references. The following is a comparison of the base bid cost and architect's estimate:

<u>ITEM</u>	<u>LOW BID</u>	<u>ARCHITECT ESTIMATE</u>
a. Site	\$ 5,400K	\$ 3,930K
b. Building	*\$20,749K	\$21,479K
c. Total	\$26,149K	\$25,409K

* Building cost equates to \$145.9/sf

6. One (1) alternative bid item was bid along with the base bid. The following is the cost:

<u>ITEM</u>	<u>LOW BID</u>	<u>ARCHITECT ESTIMATE</u>
a. Forum (Chorus/Music Studio)	\$559K	\$500K

7. Funding for this project was identified in the FY06–11 & FY07-12 CIPs and construction funds were included in the FY06 Spring VPSA Bond Sale. The budgeted programming cost estimate for MS2008 construction is \$28,300K. The entire CIP amount is \$33,636K.

8. The following information is cost data from VA DOE on other middle schools that have been placed under contract in the last 24 months:

<u>SCHOOL</u>	<u>SITE</u>	<u>BUILDING</u>	<u>BUILDING COST/SF</u>
Dixon-Smith MS (Stafford)	\$5,615K	\$19,477K	\$136.92
Green (Prince William)	\$6,812K	\$18,168K	\$133.65
Wright (Spotsylvania)	\$3,000K	\$18,150K	\$142.91
East Area (Henrico)	\$3,177K	\$16,888K	\$143.38
Loudoun Valley (Loudoun)	\$1,800K	\$24,351K	\$144.72
MS2008 (Stafford)	\$5,400K	\$20,749K	\$145.89

9. If approved by the School Board at the June 20, 2006 meeting, staff plans to award the contract in June 2006 and issue a notice to proceed in July 2006.

SCHOOL BOARD GOAL: #5 – Provide facilities that promote student learning and community support.

#7 – Provide school environments where teachers are safe to teach and students are safe to learn.

FUNDING SOURCE: VPSA – MS2008 (Widewater)

AUTHORIZATION REFERENCE:
February 2006

Stafford County School Board Policy 4-12
Stafford County School Board Policy 4-29
FY06-11 & FY07-12 CIP